



OLDER ADULT SUMMIT PAYMENTS, PENALTIES, AND EXEMPTIONS IMPORTANT PROPERTY TAX INFORMATION

Presented by

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TREASURER AND TAX COLLECTOR

PROPERTY TAX PAYMENTS

Save Money, Same Time, Pay Online!

- Pay your taxes online using your checking account or credit/debit card.
- You will need your Assessor's Identification Number (AIN) to search and retrieve payment information.
- There is no charge for electronic check payments. You will need to use a Personal Identification Number (PIN), which is printed on your original tax bill, to complete the transaction.



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TREASURER AND TAX COLLECTOR

UNDERSTANDING PENALTIES

- The California Revenue and Taxation Code (R&TC) grants the Treasurer and Tax Collector the authority to cancel penalties in limited circumstances. Below are examples of requests that the Tax Collector **will deny** if submitted for penalty cancellation review.
 - Failure to Receive a Tax Bill
 - Payment History
 - Financial Hardship





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AVOID PENALTIES BY UNDERSTANDING POSTMARKS

- Property tax payments must be received, or United States Postal Service (USPS) postmarked, by the delinquency date to avoid penalties. Otherwise, the payment is delinquent and penalties will be imposed in accordance with State law.
- POSTMARKS are imprints the USPS applies to letters, flats, and parcels to reflect the date, name, state, and zip code of the USPS office that accepted custody of the mail. Taxpayers who send their payments by mail are cautioned that the USPS only postmarks certain mail depending on the type of postage used. Additionally, the USPS may not postmark mail on the same day it is deposited by a taxpayer.

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AVOID PENALTIES BY UNDERSTANDING POSTMARKS (Continued)

- Mail that is not postmarked:
- METERED MAIL: Mail on which postage is printed directly on an envelope or label by a postage machine licensed by the USPS. Many private companies use these types of postage machines.
- PRE-CANCELED STAMP: Stamps sold through a private vendor, such as stamps.com®.
- AUTOMATED POSTAL CENTER (APC) STAMPS: Stamps, with or without a date, purchased from machines located within a USPS lobby.
- PERMIT IMPRINT: Pre-sorted mail used by bill pay services, such as online home banking.

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PROPERTY TAX PAYMENTS

Partial Payments

- We recommend you pay the total amount due. However, if you are unable to do so, we accept partial payments. A partial payment reduces the amount of delinquency penalties you will be charged.





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PROPERTY TAX PAYMENTS

Third Party Notification Program

- You can designate a third party (e.g., a friend, family member, or agency) to receive a copy of any defaulted property tax bills (Statement of Prior Year Taxes) that are sent to you. The third party is not responsible for paying the bill, but they can remind you that your property taxes are in default, or remind you to about the payment.
- If you would like to take advantage of this program, please complete and submit a [Third Party Notification Program Registration Form](#).





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PROPERTY TAX POSTPONEMENT

- IMPORTANT INFORMATION! On October 1, 2016, the State Controller's Office began accepting applications for the new Property Tax Postponement Program for Senior Citizens and Disabled Citizens.
- APPLY EARLY! This program has limited funding and the State will be approving applications on a first come, first served basis.
- All who qualify may not be approved.





TREASURER AND TAX COLLECTOR

PROPERTY TAX POSTPONEMENT (Continued)

- You must include your Annual Secured Property Tax Bill with your application; we begin mailing the Annual Secured Property Tax Bills on October 3.



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TREASURER AND TAX COLLECTOR

PROPERTY TAX POSTPONEMENT (Continued)

The PTP Program allows eligible homeowners to postpone payment of property taxes on a primary residence.

To be eligible for PTP, you must:

- Be at least age 62, or blind, or have a disability;
- Own and occupy the home as your primary place of residence;
- Have a total household income of \$35,500 or less;
- Have at least 40 percent equity in the property; and

The interest rate for taxes postponed under PTP is 7 percent per year. Funding for the program is limited. Applications will be accepted from October 1 to February 10 each year, and will be processed in the order received. Only current-year property taxes are eligible for postponement.

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PROPERTY TAX POSTPONEMENT (Continued)

Repayment under the PTP Program becomes due when the homeowner:

- Moves or sells the property;
- Transfers Title;
- Defaults on a senior lien;
- Refinances;
- Dies; or
- Obtains a reverse mortgage.



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TREASURER AND TAX COLLECTOR

INSTALLMENT PLAN FOR DEFAULTED TAXES

- You may be eligible to open an Installment Plan of Redemption and pay the defaulted taxes over a five-year period for vacant residential lots or commercial property that is less than three years in default, and residential or agricultural property that is less than five years in default. This will prevent the property from being sold at a public auction. For more information, visit our website at ttc.lacounty.gov/Proptax/docs/Five-Pay Plan Application.pdf.



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SENIORS' REPLACEMENT DWELLING BENEFIT – PROPOSITION 60/90

- Seniors (55+) may transfer trended base value to a replacement property. This is a One-Time only benefit.
- The original home must be sold and it must be eligible for a Homeowners' Exemption or Disabled Veterans' Exemption.
- The replacement property must be purchased or built within 2 years.
- The replacement property's current market value must be equal or less than the original.





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SENIORS' REPLACEMENT DWELLING BENEFIT – PROPOSITION 60/90

Equal or lesser means:

- **100%** or less of the original's market value if replacement was purchased or newly constructed before the sale of the original, or
- **105%** or less of the original's market value if replacement was purchased or newly constructed within the first year, or
- **110%** or less of the original's market value if replacement was purchased or newly constructed within the second year.





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SENIORS' REPLACEMENT DWELLING BENEFIT – PROPOSITION 60/90

If constructing a new residence:

- Land can be acquired earlier, but the new construction of the residence must be completed within 2 years of the sale of the original.
- The full cash value (land and improvement) as of the date of completion is the value being considered.





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SENIORS' REPLACEMENT DWELLING BENEFIT – PROPOSITION 60/90

- If the original property is a multi-unit dwelling:
 - Only the portion that was the principal residence is considered.
- Spouse of the claimant is also considered a claimant if he/she is a record owner of the replacement property.
- Social Security numbers are required when filing the claim.
- Proof of age required.





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SENIORS' REPLACEMENT DWELLING BENEFIT – PROPOSITION 60/90

- Claim must be filed within 3 years of the acquisition of the replacement property.
- Relief may still be granted if claim filed after 3 years, but only prospectively.
- Interests in legal entities, such as an LLC do not qualify for relief.





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SENIORS' REPLACEMENT DWELLING BENEFIT – PROPOSITION 60/90

Proposition 90 applies if the replacement is outside the county you reside in. Only 11 counties have a Prop. 90 ordinance in place.

* On December 12, 2017, the El Dorado County Board of Supervisors approved a rescission of their ordinance, which will now expire on November 7, 2018.

Alameda
El Dorado*
Los Angeles
San Bernardino

San Diego
San Mateo
Santa Clara
Tuolumne

Orange
Riverside
Ventura



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DISABLED RESIDENT EXCLUSION – PROPOSITION 110

- Claimant who is severely and permanently disabled may transfer the trended base value of the existing home to a newly purchased or constructed home.
- Must sell the original home and must acquire or complete construction of the replacement home within two years of sale of original.
- Must meet equal or lesser requirement.
- No age requirement.



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DISABLED RESIDENT EXCLUSION – PROPOSITION 110

- May qualify even if claimant took advantage of Prop. 60/90.
- *A Physician's Certificate of Disability* must be submitted with the claim.





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PARENT/CHILD EXCLUSION – PROPOSITION 58

- Transfers from parent to child or from child to parent may be excluded from reassessment.
- Property must be owned either by the parent or the child.
- A principal residence must be eligible for the Homeowners' Exemption or Disabled Veterans' Exemption.
- No value limit on principal residence. \$1 million limit on property other than principal residence.





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PARENT/CHILD EXCLUSION – PROPOSITION 58

- Must file the Claim for Reassessment Exclusion for Transfer Between Parent and Child within 3 years or prior to subsequent transfer.
- A claim may still qualify if filed within 6 months of the mailing date of the Notice of Supplemental or Escape Assessment.
- A child may be: son, daughter, son-in-law, daughter-in-law, stepchild, child adopted before the age of 18 and foster child of state-licensed foster parents.





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PARENT/CHILD EXCLUSION – PROPOSITION 58

- Interests in legal entities such as an LLC do not qualify for the exclusion.



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RESOURCES

www.Assessor.LACounty.gov

www.BOE.CA.gov

www.lacountypropertytax.com

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Assessor

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